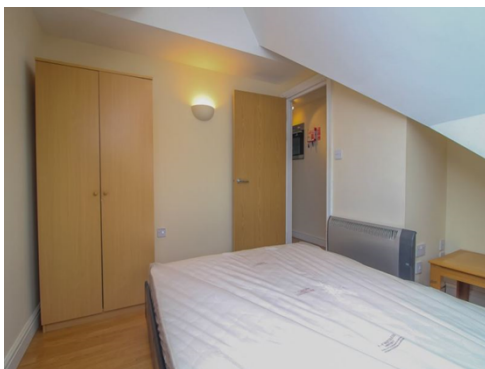




**Albany Road , Roath, Cardiff, CF24 3RQ**  
**£750 pcm | Available 20 October 2025 | 1 bedroom**



- **Furnished**
- **High Standard**
- **Laminate Flooring**
- **Great location**
- **Double Bed**
- **On Street Parking**
- **EPC Rating D**

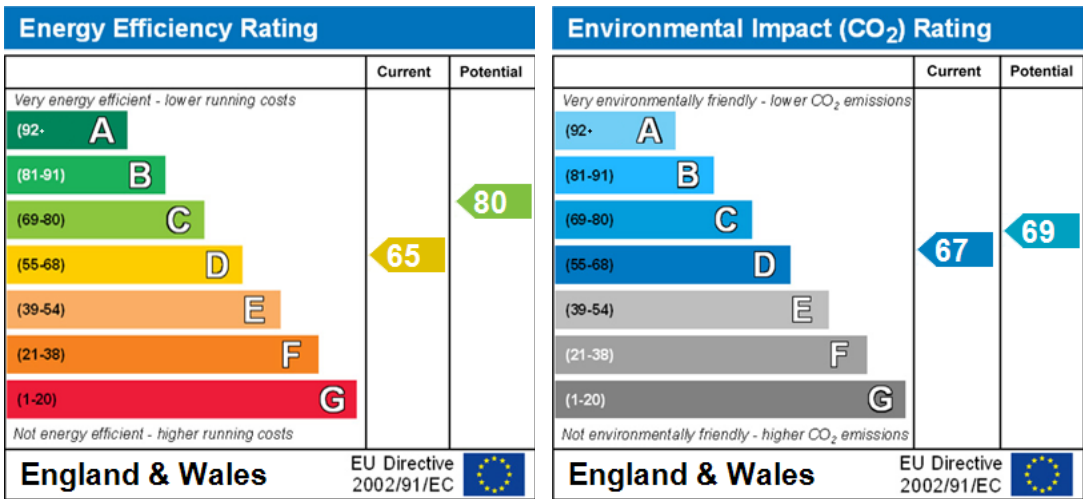
**\*\* AVAILABLE 20TH OCTOBER \*\* ONE BEDROOM FLAT \*\* FULLY FURNISHED \*\* GREAT LOCATION \*\***

Description

James Douglas are delighted to offer this fantastic one bedroom second floor flat to rent. This property is in a great location with many amenities, such as shops, restaurants, parks within walking distance, and easy access to city Centre via public transport or a 20 minute walk. The property itself consists of open plan kitchen/living area, double bedroom and bathroom. Parking is on nearby roads, subject to permits in certain areas.

Key Details

Monthly Rent: £750  
Deposit: £850  
Holding Deposit: £172  
EPC Rating: D  
Council Tax Band: B  
Building Materials: BRICK  
Sewerage Supply: Mains  
Broadband Coverage (Internet is NOT included unless otherwise stated in the description): Standard to Ultrafast speeds available



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.